

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES
PROPERTY ACQUISITION & DISPOSITION DIVISION
250 CONSTITUTION PLAZA, HARTFORD, CONNECTICUT 06103-1822
TELEPHONE (860) 757-9025 • FAX (860) 722-6444

INVENTORY OF CITY OWNED PROPERTIES FOR SALE (REVISED: OCTOBER 21, 2004)

Dear Prospective Buyer:

The attached Inventory contains City owned-properties, which have been acquired through Tax Foreclosure, Quit-Claim Deed or Gift, which are currently available for sale. **The city will give priority to individuals who increase homeownership opportunities or who want to become first-time homeowners. This priority applies to all residentially zoned parcels.**


Upon approval from the City Council, the City will enter into a *License Agreement* with the prospective purchaser, which will give the prospective purchaser (or their LLC, corporation, etc.) exclusive rights to the property and will allow the prospective purchaser to make all improvements in accordance with their original proposal. All improvements must be made pursuant to current City codes and regulations and, upon final approval of the improvements by the City, title will transfer. If all improvements are not made within twelve (12) months from the date of the execution of the *License Agreement*, the City may rescind the prospective purchaser's exclusive rights to develop the property.

We will no longer maintain a mailing address list to send out the properties list. The list of properties can be viewed on-line at <http://www.hartford.gov>.

Please e-mail or call Marc Williams for prices of the parcels. His e-mail address is mkwilliams@ci.hartford.ct.us and his telephone number is **860-757-9027**.

The City of Hartford appreciates your interest in purchasing city owned property.

Sincerely,



Bruno W. Mazzulla
Director of Housing

BWM/mw

INVENTORY OF CITY-OWNED PARCELS
REVISED: October 21, 2004

Properties with the same code numbers will be sold as a block.

	ADDRESS		ZONE	LOT SIZE (Sq. Ft.)	DESCRIPTION	PARCEL NO	CODE
1.	202	Albany Av.	B-4	15,145	Vacant Land	620-007-008	1
2.	230	Albany Av.	B-4	8,150	Vacant Land	620-007-009	1
3.	137-145	Albany Av.	B-4	2,298	Vacant Land	619-004-025	2
4.	131-135	Albany Av.	C-1	2,318	Vacant Land	619-004-014	2
5.	92-96	Chestnut St.	C-1	4,220	Vacant Land	619-004-013	2
6.	427-435	Albany Av.	B-4	5,800	Vacant Land	618-002-004	3
7.	439-443	Albany Av.	B-4	6,550	Vacant Land	618-002-003	3
8.	55-57	Brook St.	R-3	3,230	Vacant Land	618-002-005	3
9.	153	Capen St.	R-3	12,148	Vacant Land	616-001-021	
10.	18	Chapin Pl.	R-1	16,390	Vacant Land	225-001-007	
11.	69-71	Enfield St.	R-2	6,995	Vacant Land	608-004-030	
12.	437-439	Garden St.	R-2	7,900	Vacant Land	608-005-027	
13.	555-557	Garden St.	R-3	19,180	Vacant Land	609-002-007	
14.	559-561	Garden St.	R-3	6,275	Vacant Land	609-002-006	
15.	602-604	Garden St.	R-3	9,100	Vacant Land	615-002-029	
16.	708-710	Garden St.	R-3	9,305	Vacant Land	614-002-031	
17.	81	Giddings St.	R-4	16,100	Vacant Land	108-002-006	
18.	138-140	Irving St.	R-3	6,900	Vacant Land	607-006-015	
19.	79-81	Mansfield St.	R-4	8,910	Vacant Land	609-004-006	
20.	36	Sanford St.	R-3	9,625	Vacant Land	636-002-033	
21.	36-38	Wolcott St.	R-2	8,970	Vacant Land	412-002-018	

CONDITION OF CITY-OWNED PROPERTY SOLD "AS IS"

Purchasers must understand and agree that the Property is being sold "as is" and the City of Hartford will assume no liability whatsoever in regard to the condition of the Property and will make no warrantee, expressed or implied to the condition of the Property.

Further, Purchasers must understand and agree that the City of Hartford will not assume any liability for any losses, damages, costs or expenses, including assessment costs and attorney's fees, arising out of or in connection with the presence of hazardous waste or any environmental condition on or in the Property.

Further, Purchasers must understand and agree that all fees accumulating on this transaction, including testing of soil, searching of title, existing liens, encumbrances, commissions, etc., or other expenses are to be borne by the Purchasers.

PROJECT DESCRIPTION/DEVELOPER'S PROFILE

NAME AND ADDRESS OF PROJECT & SPONSOR

1. Project Sponsor (Owner): _____
2. Address: _____
Telephone & Fax: _____
3. Project Name: _____
4. Project Address: _____

DEVELOPMENT PLAN

5. If you are requesting to purchase a City Tax Lien state purchase price: \$_____
6. Development Type (Please check all that apply.)

New construction ☐

Acquisition, rehab of existing housing ☐

Ownership ☐

Rental ☐

Commercial ☐

(mark one box with an "X")
7. Project Description: Please *describe the proposed project in a few sentences.*

SUMMARY OF SOURCES AND USES OF FUNDS

8. Sources of Funds					
<i>Equity:</i>	<i>Amount</i>	<i>% of Total Development Budget</i>	<i>Specify Source (Bank, CHFA, etc.)</i>	<i>Do you have a commitment?</i>	<i>If No, when?</i>
1. Developer's Cash Equity	\$ _____	_____%	_____	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
2. Construction/permanent	\$ _____	_____%	_____	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
3. Other Sources (loans, grants, other equity)	\$ _____	_____%	_____	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
4. Total Sources of Funds	\$ _____	_____%	_____	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____

Uses of Funds

	<i>Amount</i>	<i>% of Total Development Budget</i>
5. Acquisition	\$ _____	_____%
6. Site Work	\$ _____	_____%
7. Hard Costs	\$ _____	_____%
8. Hard Cost Contingency	\$ _____	_____%
9. Soft Costs	\$ _____	_____%
10. Interest	\$ _____	_____%
11. Fees	\$ _____	_____%
12. Other	\$ _____	_____%
13. Total Uses of Funds	\$ _____	_____%

9. Development Schedule:

	Projected Dates
	Month/Year
Construction Loan Closing	_____
Construction Start	_____
Construction Completion	_____
Final Certification of Occupancy	_____
Permanent Loan Closing	_____

DEVELOPER'S PROFILE

Please include a resume, including development experience, for *each* of the following parties who are members of the development team:

- (a) Corporate general partners of the owner/mortgagor (including non-profits);
- (b) Individual general partners of the owner/mortgagor; and
- (c) Development consultants

In addition, to the extent not provided in the resumes, please describe the developer/owner/mortgagor/consultant's experience in developing projects of similar scale and complexity, including:

- (a) Name and location of project;
- (b) Type of project (rental; ownership; commercial; mixed-use; rehab; new construction; financial restructuring);
- (c) Size of project (number of low/mod/market units; square footage);
- (d) Date of completion;
- (e) Financing/subsidy types involved, name of Lender/Agency;
- (f) Role of developer/owner/mortgagor/consultant (e.g., securing local approvals and permits; financial packaging; construction oversight and requisitions; design consultation; etc.)

Provide three lender references, including name, address, phone number, and name of project with which the developer/owner/mortgagor/consultant has collaborated. References should be familiar with the applicant's professional development experience, and not just the applicant's creditworthiness. If applicant(s) has worked with fewer than three lenders, a reference from a third party subsidy grantor may be substituted.

DEVELOPMENT TEAM SUMMARY

Please indicate those individuals/firms that you intend to use in the proposed development.

1. Developer/Sponsor:

Form of Legal Entity

Legal Name

Address

Contact Person

Telephone No./Fax No.

2. Owner/Mortgagor:

Legal Name

Address

Principals

Principals

Contact Person

Telephone No./Fax No.

3. General Partner/Managing Member/Majority Stockholder (List **ALL**, attach a separate sheet if necessary).

Legal Name

Address

Soc. Sec. No./Fed. Tax ID#

Principal

Contact Person

% of Ownership

Telephone No./Fax No.

4. General Partner/Managing Member/Majority Stockholder (List **ALL**, attach a separate sheet if necessary)

Legal Name

Address

Soc. Sec. No./Fed. Tax ID#

Principal

Contact Person

% of Ownership

Telephone No./Fax No.

5. Guarantor(s): (List ALL guarantors; attach a separate sheet if necessary)

Name _____
Address _____

Contact Person _____
Telephone No./Fax No. _____
Soc. Sec. No./Fed. Tax ID# _____

6. Guarantor(s): (List ALL guarantors; attach a separate sheet if necessary)

Name _____
Address _____

Contact Person _____
Telephone No./Fax No. _____

7. Marketing Agent (if applicable):

Name _____
Address _____

Contact Person _____
Telephone No./Fax No. _____

8. Development Consultant: (if applicable)

Legal Name _____
Address _____

Contact Person _____
Telephone No./Fax No. _____

9. General Contractor:

Name _____
Address _____

Fed Tax ID # _____
Contact Person _____
Telephone No./Fax No. _____
State License #: _____

10. Architect:

Name

Address

Contact Person

Telephone No./Fax No.

11. Attorney:

Name

Address

Contact Person

Telephone No./Fax No.

12. Accountant:

Name

Address

Contact Person

Telephone No./Fax No.

13.

Other Role

Name

Address

Contact Person

Telephone No./Fax No.

14.

Other Role

Name

Address

Contact Person

Telephone No./Fax No.

TAX PAYMENT VERIFICATION

INSTRUCTIONS: Please fill out form completely. **Please do not forget to notarize form.**

Name: _____

I swear under penalty of perjury that neither I nor any organization in which I have an interest, including but not limited to, a corporation, a limited liability company or partnership, holds title, in whole or in part, to any real or taxable personal property located in the City of Hartford other than that which is listed below.

ADDRESS

TO BE COMPLETED BY TAX COLLECTOR					
Are Taxes Current?		Amount Delinquent	No. of Tax Years Delinquent	Is There A Repayment Agreement?	
YES	NO			YES	NO
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____
_____	_____	\$ _____	_____	_____	_____

Additional Comments: _____

Signature: _____

Date: _____

STATE OF
COUNTY OF

$$\left. \begin{array}{l} \text{---} \\ \text{---} \end{array} \right\} \text{SS.}:$$

On this _____ day of, _____ 2003 before me personally appeared _____, the signer of the foregoing instrument, and acknowledged the same to be his/her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand.

Notary Public

"URHOME"
URBAN REHABILITATION HOMEOWNERSHIP PILOT PROGRAM
FACT SHEET

- Pilot Program for 2 years—for the first-time homebuyers or prior homeowners.
- Total of \$10 million in forgivable loans (\$5 million per year) available for rehabilitation in conjunction with a CHFA 1st mortgage.
- CHFA 1st mortgage interest rate 1/4% below the regular published interest rate at the time of loan registration.
- Downpayment Assistance Program available at 3% interest rate.
- Origination fee to participating lender is only 1.5% for combined CHFA 1st mortgage and forgivable loan for rehabilitation.
- State of Connecticut forgivable loan to be used for rehabilitation and closing costs up to \$5,000, and is provided by and administered by CHFA. The loans have a 0% interest rate and are forgiven at 20% a year over 5 years. The maximum loan amount is \$25,000 for single homes and up to \$35,000 for multifamily homes.
- Loans are insurable through General Electric Mortgage Insurance Corporation, United Guaranty Residential Insurance Company or through FHA.
- All other CHFA Homebuyer Mortgage and Rehabilitation Program guidelines apply.
- Available in sixteen (16) Targeted Areas including all census tracts for Bridgeport, Hartford, New Haven, New London, Waterbury, Windham, and specific census tracts for Ansonia, Danbury, Groton, Meriden, Middletown, New Britain, Norwalk, Norwich, Stamford, and Torrington (as listed below).

CITY/TOWN	CENSUS TRACT	CITY/TOWN	CENSUS TRACTS
Bridgeport	All	Groton	7022,7023
Hartford	All	Meridan	1701-1073, 1709, 1710
New Haven	All	Middletown	5411, 5415-5417
New London	All	New Britain	4153, 4156, 4159-4163, 4166, 4171-4173
Waterbury	All	Norwalk	0434, 0437,0438, 0440-0442, 0444, 0445
Windham	All	Norwich	6964, 6967-6969
Ansonia	1252-1254	Stamford	0201, 0214-0217, 0221-0223
Danbury	2101, 2102, 2107	Torrington	3101-3103, 3108

ELIBIBLE BORROWERS:

- State Employees working in State Agency Offices located in the Targeted City/Town where the employee is purchasing in the eligible census tract within that City/Town.
- Municipal Employees* of the Targeted City/Town purchasing in the eligible census tract within that City/Town if the municipality agrees to freeze or abate taxes for 5 years on the improvements to the properties purchased and rehabilitated by all borrowers participating in the pilot program in their municipality.
- Private Sector Employees* working for employers who are located in the Targeted City/Town purchasing in the eligible census tract within that City/Town, if employer agrees to provide an additional financial contribution of at least \$2,500 (to be used toward down payment, closing costs, or points) to each of their employees who purchase and rehabilitate a home as an incentive to participate in the program.

*Note: CHFA will recruit Municipalities and private sector employers to participate and will advise the participating lenders of the approved Municipalities and Employers.

FOR INFORMATION CALL
CONNECTICUT HOUSING FINANCING AUTHORITY (CHFA)
860-721-9501